

023.A

0005

0025.0

Map

Block

Lot

1 of 1

Condominium

CARD

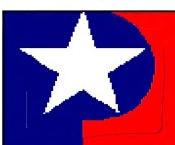
ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,017,400 / 1,017,400

USE VALUE: 1,017,400 / 1,017,400

ASSESSED: 1,017,400 / 1,017,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		HENDERSON ST, ARLINGTON

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	1,016,300	1,100		1,017,400	
Total Card	0.000	1,016,300	1,100		1,017,400	Entered Lot Size
Total Parcel	0.000	1,016,300	1,100		1,017,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card: 483.33	/Parcel: 483.33		Land Unit Type:

User Acct	318315
GIS Ref	
GIS Ref	
Insp Date	
05/15/17	

USER DEFINED	!16315!	
Prior Id # 1:	15478	
Prior Id # 2:		
Prior Id # 3:		
Prior Id # 1:		
Prior Id # 2:		
Prior Id # 3:		
PRINT	Date	Time
	12/30/21	22:17:27
LAST REV	Date	Time
	11/15/19	14:28:45
	apro	
	16315	
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

OWNERSHIP

Owner 1:	GOYENECHE ROBERT J & CHRISTINA	Unit #:	
Owner 2:			
Owner 3:			
Street 1:	25 HENDERSON ST		
Street 2:			

Twn/City: ARLINGTON

St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	OLD MIDDLESEX DEVELOPMENT LLC -
Owner 2:	-
Street 1:	11 WOODLAWN AVE
Twn/City:	NEEDHAM
St/Prov:	MA
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2015, having primarily Vinyl Exterior and 2105 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8287																

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
OLD MIDDLESEX D	67265-536		5/17/2016		848,000	No	No		Master Deed 67097:346	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/15/2017		Measured									DGM	D Mann
5/15/2017		NEW CONDO									DGM	D Mann

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

